

# News of the Real Estate World

## LINCOLN SCHOOL TO BECOME BIG FLAT

Investing Buyer Will Alter Park Ave. Structure Into Small Apartments.

The nine story deeproot Charlton school building at 646 and 648 Park avenue, now tenanted by the Lincoln School of Teachers College, is to be converted into an apartment house. Sale of the property has just been made by Jerome C. and Mortimer G. Mayer to an investing client of Douglas L. Elliman & Co. The structure stands on a site 40.1x103x irregular, located between Sixty-sixth and Sixty-seventh streets, and was valued at \$250,000. Stoddard & Mark, attorneys, represented the sellers.

The new owner is having plans prepared by Hunt & Hunt, architects, for altering the structure into suites of from two to four rooms, and leases of the apartments from next fall are now being closed by Douglas L. Elliman & Co., agents. A feature of the house will be a restaurant, in charge of a prominent restaurateur, which will cater to the needs of the tenants and others.

**Freedman Buys Third Ave. Parcels**  
Charles F. Noyes Company has sold to Daniel B. Freedman seven frame buildings, covering a plot 100x100, at the southeast corner of 10th street and Third avenue. The Pangburn Estate, the sellers, have held title to the property for nearly 100 years. Mr. Freedman intends to improve the buildings. This is the fourth sale made by the Noyes Company in the vicinity during the past few months.

**Deals Revealed in Transfers.**  
Winifred A. Wallace sold to Joseph Rinaldi a six story store tenement, 25x100, at 65 James street.

Rebecca Abramson bought from George B. and Laura M. B. a four story tenement, 17x100, south of 10th street, at 1551 Third avenue.

Rosa Klepper sold to Ida Geller a four story tenement, 25x100, at 223 East Tenth street.

Bernard G. Kraft sold to the Nita Realty Corporation a three story dwelling, 12x62x9, at 312 West Thirty-fifth street.

Dora Weininger sold to William Ravich a four story dwelling, 31x100.11, at 7 West 121st street; also the similar dwelling, 20x100.11, at 12 West 121st street.

**Frederic's Buys Garage.**  
Samuel Brenner sold to Frederic's, Inc., 198 West Fifty-fourth street, a two story private garage with studios, 25x100. In part payment Mr. Brenner takes the plot, 100x100, on the west side of Port Washington avenue, 463 feet north of 183d street. Thomas J. O'Reilly was the broker.

**\$150,000 Dwelling Alterations.**  
Plans have been filed for alterations to the two six story dwellings owned by William Fehnestock, at the southeast corner of Madison avenue and Fifty-first street. C. A. Platt, architect, of 101 Park avenue estimates the cost at \$150,000.

**Plans Five Story Dwelling.**  
Plans have also been filed for a five story dwelling at 707 Park avenue and 105 East Sixty-ninth street for J. L. Redmon, McKim, Mead & White, the architects, estimate the cost at \$120,000.

**P. LORILLARD CO. BUYS CORNER IN YORKVILLE**  
The P. Lorillard Company purchased from Edward Roemer for \$110,000 the southeast corner of Avenue A and Seventy-first street, two six story buildings, fronting 100.5 feet on the avenue and 98 feet on the street, and adjoining the building at 502 and 504 East Seventy-first street, owned by the company. It now controls a street frontage of 143 feet. The company filed plans recently for altering the four-story building, occupying the easterly block front of Avenue A, between Seventy-first and Seventy-second streets, opposite.

**BROOKLYN TRANSACTIONS.**  
Charles Partridge Real Estate Company, Inc., sold the four story eight family apartment house at 790 Washington avenue near St. Johns place, to B. Mosca.

George Ganzle sold 260 Rutledge street, a six family apartment house, 23x100, for Herman F. Jaeger to B. Zerlin, through George Gault, broker. He also sold through the same broker a three story and basement dwelling, 20x80, for a client to Joseph Klem for occupancy.

Clinton Trading Corporation sold to Boyd Realty Company eight lots on the south side of Eighty-first street, between Tenth and Eleventh avenues. Realty Associates sold through A. Abate, to L. LaBlanca, a vacant lot, 30x118.1, on the west side of Sullivan avenue north of Neptune avenue, Coney Island.

**Buys Plot at Malibu, L. I.**  
Malibu Estates Corporation Champ & Dancy sales directors have sold at Malibu on the Sound, L. I., a large plot on North Drive adjoining the tennis courts to John B. Watson of Baltimore formerly professor at Johns Hopkins University now with the J. Walter Thompson Company. Mr. Watson is erecting a residence for his own occupancy, from the plans by the Western-Hill House Company.

H. Franfort sold for Elizabeth Cassidy to Little Weil a plot of lots on Block 1A, on the north side of Sea Girt avenue, Far Rockaway.

**In the Dwelling Market.**  
John J. and Theodore A. Kavanagh sold for Elmer A. Miller 1187 Madison avenue, a three story dwelling altered into suites, between Fifty-sixth and Fifty-seventh streets, 16x52x23.

Edwards, Downey & Richart have sold for Clarence H. Kelsey, executor of the Pinkney estate, the property on the south side of 141st street, 100 feet west of Fifth avenue.

Robert D. Baker sold the four story dwelling, 20x100.8, at 62 West Forty-eighth street.

**Buy Restaurant Property.**  
Otterbourg, Steindler & Houston have sold 126 West Forty-eighth street, 20x100, an altered dwelling now occupied by the Italian restaurant of Enrico Giolitto. The purchaser, Paul Gagliardi, now owns the three houses occupied by the restaurant and intends making extensive alterations. Augusta F. Wickham was the seller and Folsom Bros. the brokers.

## OLD WAIST FIRM QUILTS DOWNTOWN DISTRICT

Rents Space on 5th Avenue—Other Leases.

S. M. Hirsch & Co. leased 30,000 square feet in 303 Fifth avenue and 6-10 East Thirty-third street, through to 3-5 East Thirty-first street, to Sherr Bros., waist and dress house. Sherr Bros. have been in the downtown district for nineteen years. The same brokers leased to the Specialty Shirts Association, Inc., a lot of 3,000, 12,000 square feet in 29 West Thirty-third street through to 30 West Thirty-third street. The leases call for an aggregate rental of \$300,000.

The B. M. T. Garage, Inc., with B. Mangione, L. Burdige and A. Turziski, directors, leased for eighteen years, at an annual rental of \$3,000, the one story, 17x52x200, on the north side of Eleventh street, 100 feet east of First avenue, extending through to Twelfth street. Isaac Ziff was the broker in the lease, which was obtained from the E. T. Garage Company.

Cross & Brown Company leased additional space in the Flat Building, Fifty-seventh street and Broadway, to Albert E. Guilmar, and the Motors Equity Corporation. The name brokers leased the store in 772 Broadway to Dori Motor Car Company, Inc., for \$1,750 a month.

Duros Company has leased to Sidney Lewis lot in 89 Warren street, to Benjamin Feinberg store in 51 Beach street, and to the New York City Police Department, a lot in 100 West 10th street, for \$2,000 a month.

Emily J. De Forest for twenty-one years, with renewals, the southwest corner of Broadway and Third street, to the Broadway Trust Street Corporation, at an aggregate rental of \$200,000. The property is 25x100, and the present three story structure will be demolished and a four story structure, including a new building, will be completed by October or November 1.

Rosenberg-Colt Company have leased for the 42 West Eighteenth Street Corporation, a lot in 42 West Eighteenth Street, 45 West Seventeenth street, comprising 10,000 square feet, to Carl Guggenheim, Inc., Importers and exporters of novelties, now at 17 East Seventeenth street. The lease calls for an aggregate rental of \$40,000.

**\$258,160 FOR BREWERS' PARCELS AT AUCTION**  
Twenty-two parcels owned by the S. Liebman's Sons Brewing Company in Brooklyn were sold at auction on Tuesday night in the Brooklyn Exchange, 189 Montague street by the Jere-Johnson Jr. Company. Keen competition among the bidders ran the total price received up to a total of \$258,160. The results of the auction were:

77 Nostrand avenue, an apartment house with stores brought \$14,700; 210 Lewis avenue, corner Lexington avenue, a four story apartment building, 25x100, in part payment Mr. Brenner takes the plot, 100x100, on the west side of Port Washington avenue, 463 feet north of 183d street. Thomas J. O'Reilly was the broker.

**Plans Five Story Dwelling.**  
Plans have also been filed for a five story dwelling at 707 Park avenue and 105 East Sixty-ninth street for J. L. Redmon, McKim, Mead & White, the architects, estimate the cost at \$120,000.

**P. LORILLARD CO. BUYS CORNER IN YORKVILLE**  
The P. Lorillard Company purchased from Edward Roemer for \$110,000 the southeast corner of Avenue A and Seventy-first street, two six story buildings, fronting 100.5 feet on the avenue and 98 feet on the street, and adjoining the building at 502 and 504 East Seventy-first street, owned by the company. It now controls a street frontage of 143 feet. The company filed plans recently for altering the four-story building, occupying the easterly block front of Avenue A, between Seventy-first and Seventy-second streets, opposite.

**BROOKLYN TRANSACTIONS.**  
Charles Partridge Real Estate Company, Inc., sold the four story eight family apartment house at 790 Washington avenue near St. Johns place, to B. Mosca.

George Ganzle sold 260 Rutledge street, a six family apartment house, 23x100, for Herman F. Jaeger to B. Zerlin, through George Gault, broker. He also sold through the same broker a three story and basement dwelling, 20x80, for a client to Joseph Klem for occupancy.

Clinton Trading Corporation sold to Boyd Realty Company eight lots on the south side of Eighty-first street, between Tenth and Eleventh avenues. Realty Associates sold through A. Abate, to L. LaBlanca, a vacant lot, 30x118.1, on the west side of Sullivan avenue north of Neptune avenue, Coney Island.

**Buys Plot at Malibu, L. I.**  
Malibu Estates Corporation Champ & Dancy sales directors have sold at Malibu on the Sound, L. I., a large plot on North Drive adjoining the tennis courts to John B. Watson of Baltimore formerly professor at Johns Hopkins University now with the J. Walter Thompson Company. Mr. Watson is erecting a residence for his own occupancy, from the plans by the Western-Hill House Company.

H. Franfort sold for Elizabeth Cassidy to Little Weil a plot of lots on Block 1A, on the north side of Sea Girt avenue, Far Rockaway.

**In the Dwelling Market.**  
John J. and Theodore A. Kavanagh sold for Elmer A. Miller 1187 Madison avenue, a three story dwelling altered into suites, between Fifty-sixth and Fifty-seventh streets, 16x52x23.

Edwards, Downey & Richart have sold for Clarence H. Kelsey, executor of the Pinkney estate, the property on the south side of 141st street, 100 feet west of Fifth avenue.

Robert D. Baker sold the four story dwelling, 20x100.8, at 62 West Forty-eighth street.

**Buy Restaurant Property.**  
Otterbourg, Steindler & Houston have sold 126 West Forty-eighth street, 20x100, an altered dwelling now occupied by the Italian restaurant of Enrico Giolitto. The purchaser, Paul Gagliardi, now owns the three houses occupied by the restaurant and intends making extensive alterations. Augusta F. Wickham was the seller and Folsom Bros. the brokers.

## PROMINENT REALTY FIRMS JOIN FORCES

Ashforth and Tyng Companies Will Be One Organization After June 1.

Albert B. Ashforth, Inc., of 12 East Forty-fourth street and Stephen H. Tyng, Jr., & Co., Inc., of 41 Union Square have associated their business interests to become effective June 1. The Ashforth firm which is composed of Albert B. Ashforth and George D. Arthur was founded in 1896 by Albert B. Ashforth under the firm name of Ashforth and Duryea. In 1901 Mr. Duryea resigned and Mr. Ashforth conducted the firm until 1903 when Mr. Arthur was taken into partnership.

The Tyng firm, which is composed of Stephen H. Tyng and H. Oakley Hall was founded by Stephen H. Tyng, Jr., under his own name. Mr. Tyng continued alone until 1898 when he formed a partnership with Mr. Hall who had established himself as a broker in 1897 after resigning the presidency of a wholesale mercantile company.

Mr. Tyng and Mr. Hall become vice-presidents of the Ashforth concern and Mr. Ashforth and Mr. Arthur, vice-presidents of the Tyng organization. They will continue to maintain all of their offices as in the past.

This combination brings together two of the best known real estate firms in New York city. Both Mr. Tyng and Mr. Ashforth are ex-presidents of the real estate board. They have been large factors in the development of the Union Square, Fourth avenue, Thirty-fourth street, Forty-second street and upper Fifth avenue movements and to-day control and manage a large number of valuable properties which they planned, constructed and marketed in those sections.

The Ashforth concern maintains a downtown office in the Bankers Trust Company Building, 14 Wall street, and manages a number of buildings in that neighborhood.

**PERSONAL AND IMPERSONAL.**  
"Rain or shine" is so familiar a phrase in the parlance of the real estate auctioneer that one is apt to lose sight of the fact that it represents a romantic form of gambling. It means that the owner of a lot of property and man, whom he has delegated to place it on the block have staked their chances of financial success on the whimsicalities of the weather god.

The future may see, however, the elimination of this hazard in the game of real estate. The fact that the earth's surface to the highest bidder. Mr. Morgenstern, Jr., head of the real estate company that bears his name, has hit upon a method of eliminating the risk. He induced the Hartford Fire Insurance Company to take out a policy on the clemency of the elements this coming Saturday, when Mr. Morgenstern will sell at auction lots in the country club district, Jamaica.

In a sense, of course, this new method is merely another and more picturesque form of gambling, in which the auctioneer runs very little chance. The latter is betting with the insurance company that the sun will shine on the day of the sale. The insurance company reimburses him in the amount expended in advertising the sale.

There is no limit to the possibilities of the insurance system if it once becomes entrenched in this new field. Auctioneers might well follow the example of prima donnas and have their voices insured. Some of the more highly strung members of the profession have even taken out policies on their temperaments.

The William L. Crow Construction Company, 103 Park avenue, has been awarded a contract to erect one of the last of the chain of libraries which Andrew Carnegie presented to New York city. The new building will be at 355 Bainbridge avenue, extending from 12th to 13th streets, and was planned by McKim, Mead & White. It will cost \$100,000 and will be known as the Fordham Branch.

Dr. A. M. Teifer, a Manhattan dentist, who will be remembered as a star end of the Dartmouth football team a few years ago, has purchased an apartment in 14 Twenty-second street, Jackson Heights. Dr. Teifer is chief supervisor of all of the Red Cross dental work.

Contract for constructing a new building for St. John the Evangelist Roman Catholic Church at Twenty-first street and Broadway, has been awarded, according to Brown's Letters, Inc., Construction Reports. The building will be of brick construction, one story high, 62x140, and will cost approximately \$125,000. The contract for the general construction has been awarded to Edmund D. Broderick.

The contract for alterations to the Gartland National Bank, at Fifth avenue and Twenty-third street, has been awarded, according to Brown's Letters, Inc., Construction Reports. Plans and specifications were prepared by Renwick, Aspinwall & Tucker, and the contract for the general construction has been awarded to C. T. Willis, Inc.

The next regular meeting of the Greater New York Taxpayers Association will be held to-night at 8 o'clock in the assembly hall of the association, 396 Grand street.

Henry Brady will offer at auction for the Commission on the Banking and Currency of the City of New York 38 West Thirty-eighth street. The sale will be held at the Real Estate Exchange, 14 Vesey street, on May 31, 1922, at noon.

The Title Guarantee and Trust Company has loaned \$500,000 on the east side of West Broadway, Park place to Murray street, a plot containing over 10,000 square feet, covered by the twelve story office building built for the Dodge Building Corporation, M. W. M. president. The loan was negotiated by Lawrence, Blake & Jewell, who also procured the building loan last July from William Henry Barsum & Co. for the erection of the building.

A loan of \$200,000 has been obtained from the Grubers Holding Corporation from the Lawyers Mortgage Company on the five story apartments and stores, 80x100, at the southeast corner of St. Nicholas avenue and 128th street, the Roanoke Realty Company, which last March sold the property to the Grubers Holding Corporation, allowed an additional loan of \$50,000 to remain.

J. W. Ames is the buyer of 208 West Seventy-fifth street, sold recently.

Marion N. Hess is the buyer of 129 West Seventy-second street, for which she paid \$52,500.

David Levin and Frances Liss are the buyers of 6 to 12 West Ninety-eighth street, recently sold.

## BROADWAY CORNER APARTMENTS SOLD

John J. Dillon Takes Over Two Big Houses at 82d Street; Other Flat Sales.

The two seven story apartment houses at the southwest corner of Broadway and Eighty-second street, 90x157, have been sold for the Pullman Holding Company, Milton H. Hlawson, president, to John J. Dillon. The property fronts 90.4 on Broadway and has a depth of 164 feet. It is leased to the United Retail Stores Company for twenty-one years. Mr. Dillon is the owner of the adjoining property on the southeast corner of West End avenue and Eighty-second street. He bought the Broadway property for investment. It was held at \$700,000. Wood, Doolson Company, Inc., were the brokers.

Frederick Brown has sold the Abercrombie, a six story apartment house arranged for forty families, at the southwest corner of St. Nicholas avenue and 168th street. The buyer is a client of Nehring Brothers, Mr. Brown bought the house recently from Murray & Hill, builders, who erected it about ten years ago. The property covers a plot, 130x117x150. It rents for about \$7,500 a month.

The Wians Realty Company, Jacob Wiegman, president, sold to A. H. Hamel the six story apartment known as Convent Court, on plot 100, at the southwest corner of 145th street and Convent avenue, valued at \$250,000. Edmund A. S. Lee was the broker.

The newly formed 68 East Ninety-sixth street, owned by J. P. Moroney, W. H. Slegman and C. R. Turnau as directors, purchased from George Meider the five story house, 25x100.8, at that address, adjoining the northeast corner of Park avenue. The new company is represented by Wolf & Kuhn, attorneys.

John J. and Theodore A. Kavanagh sold for the estate of Henrietta Stein 1238 Park avenue, a five story double flat, between Ninety-fifth and Ninety-sixth streets, 25x100.

Abraham Saffir resold for the Denon Realty Company, Benjamin Benson, president, the five story tenement with stores at 1057 Third avenue, renting for \$5,000 a year and held at \$35,000. The property was acquired by the seller through the estate broker a month ago. Mr. Saffir has been appointed agent of the property.

Max N. Natanson has sold to an investor the southeast corner of Thirty-eighth street and First avenue, a four story tenement with stores, 25x100. The property was sold for cash. Frank Sullivan was the broker.

James H. Crutcher has purchased from Ellen Schwerdtfeger 17 West 128th street, a four story flat, 17x100, adjoining the corner of Fifth avenue. Harry Sugarman was the broker.

**GOLF COURSE EXPERT BUYS IN MOUNT VERNON**  
Other Deals Closed in the Suburbs.

Stanley B. Kirk Company sold the Kirk estate, on the Foster tract in Mount Vernon, to Robert White, well known golf course architect and turf expert. Mr. White will occupy the eleven room residence, on spacious grounds, as soon as alterations are completed.

Fish & Marvin sold for J. M. Palm, vice-president of the Ph-Von Omeron Corporation of Holland, his residence in Prospect Park, which he had inherited from his father, Dr. J. M. Palm. The property consists of a dwelling and garage on plot comprising about one acre, which he held at \$55,000. The same brokers sold for Chester O. Swain, counsel for the Standard Oil Company, his property at Sagamore, Bronxville, to Mrs. Kathryn S. Wilbur, who will occupy the place as a residence. The property was held at \$40,000. They also rented for E. H. Coddling his property in Residence Park, New Rochelle, to Charles J. S. Fraser of this city.

Prince & Ripley sold for Margaret Groetsinger her residence on Walworth street, in the Greenacres section of Rosedale, to J. H. Richardson of Gedyne Farm Hotel.

Payson McLe Merrill Company sold for Henry T. Folson to Joseph H. Gay four acres fronting on Wildwood avenue, Liawood Park, West Orange, N. J. Mr. Gay will erect a residence for his own occupancy.

The Lewis H. May Company sold for Michael M. Lint the property on the east side of Oakland avenue, Cedarhurst, L. I., consisting of a two and a half story dwelling and garage, to Lillian Saffar.

Warrington Whitehouse, Inc., have leased for Robert Shaw the property known as "The Parsons Place" on the north country colony at Glen Cove, L. I., to John W. Kiser.

**BUYING OF PLOTS TOPS TRADING IN THE BRONX**  
Ernest T. Bower has resold for the Charles H. Roe estate, C. T. Deshler, president, the plot at 158th street and Union avenue, consisting of the two lots on the west side of Union avenue, 50 feet north of 158th street, and the three lots on the north side of 158th street, 112 feet west of Union avenue. The purchaser intends to improve the property.

The newly organized Wilson & Katz Realty Company purchased from August Mail and Ella Wexler the plot, 25x125, on the east side of Webster avenue, 175 feet north of 179th street, for improvement with an apartment house. The buying company, which is composed of Samuel and Louis Katz and Isaac and Ida Wilson, was represented by S. B. Pollak, attorney.

Samuel Cowen and Maurice Kastner sold the three five story apartments with stores, 107x160, on the southeast corner of 169th street and Intervale avenue, for I. Rabinovitch, Esq., Cahn & Cahn, operators, sold to William Sager 3751 Barnes avenue, north of 218th street, a two story frame dwelling, 17x80.

**PLAN TALL APARTMENT.**  
Plans have been filed for a fifteen story apartment at 574 to 578 West End avenue, the southeast corner of West 163d street, at 60x125. The site is now occupied by three three story dwellings. The owner, the 578 West End Avenue Corporation, and the architect, R. Candella, estimate the cost of the structure at about \$500,000. Once before there were intentions of erecting a twelve story apartment on the corner lot, but they were never carried out.

**INSTRUCTION, COLLEGES, & C.**  
PRATT SCHOOL, 62 West 45th Street, Secretarial training. Individual instruction. Pratt Building, under sixteen not admitted. OPEN ALL SUMMER. PRATT BLDG.

**U. S. Secretarial School**  
251 FIFTH AVE. (AT 4TH ST.)

SPANISH instruction, conversation, commercial, PRATT BLDG., 250 W. 4th St., 9th Fl., 62nd St.

David Levin and Frances Liss are the buyers of 6 to 12 West Ninety-eighth street, recently sold.

## ONE CODEFENDANT OF HETTRICK FREE

Conspiracy Indictment Against Louis Gebhardt Dismissed at Trial of Five.

Justice Claude B. Alverson in the Supreme Court yesterday dismissed an indictment of conspiracy for which Louis Gebhardt, representative of the steamfitters' union, has been on trial before him with John T. Hettrick, Charles G. Witherspoon, president of Baker, Smith & Co., Inc.; Martin McCue and John N. Imhoff. Motions for dismissal by these four were denied.

Witherspoon, the first witness for the defense, told of having heard Hettrick described as "a wise Solomon" in circumstances in which steamfitters and other contractors found themselves in 1919 and 1920.

On examination by Max D. Steuer, his counsel, he denied knowing of any agreement to control the steamfitting trade. He said he had never been asked to restrict bids, and did not know of fake bids or efforts to restrict competition. Contrary to testimony developed by the prosecution, he said that he never had introduced any one to Hettrick and never invited or requested any one to meet him.

Witherspoon admitted having visited Hettrick's office with four other steamfitting contractors in the summer and fall of 1919. Hettrick's plan was described by the witness as "an association of business men advised by Hettrick." Its uniform contract provisions appeared to him to be a matter of course, and the clauses concerning the handling

of labor and the prevention of competitors "stealing" workmen from their rivals. Hettrick's project, as outlined at successive meetings in 1919 was "Utopian," he declared, and "made a hit."

Witherspoon, who is 46, lives at 640 West End avenue, and has been in the employ of Baker, Smith & Co. since he was 14. He has been president of the concern for three years. The trial will continue to-day.

**OPPOSE RIIS PARK GIFT AS NAVY FLYING FIELD**  
Metz Writes Views to the Sinking Fund Body.

Herman A. Metz, chairman of the committee on Non-Partisan facts, sent a letter to the Sinking Fund Commission yesterday urging the commission to refuse the request of the Secretary of the Navy for Ninety-four acres of Jacob H. Ellis Park as a permanent air field. The letter says that representatives of various civic organizations will appear before the commission to-day to give evidence that larger and better sites are available for a naval aviation field without "taking the life of the city's only ocean playground."

Mr. Metz requests the commission, if it does not decide to decline to give away part of the park, to pass resolutions asking the Navy Department several questions, one being as to the possibility of the 800 acres on Rockaway peninsula owned by the War Department, becoming available for an aviation field.

**22D INF. FAREWELL PARTY.**  
The Twenty-second Infantry, which has been stationed at Governor's Island for years and which has been ordered to Fort McPherson, near Atlanta, Ga., will give a public farewell party Saturday afternoon. After a baseball game with Port Jay there will be a dinner, dance and vaudeville.

**REAL ESTATE AT AUCTION.**  
REAL ESTATE AT AUCTION.

**OVERHEARD IN THE SUBWAY**  
(One of the parties was deaf and the whole car heard the conversation)

"I see you are advertising an auction sale of William Waldorf Astor property."

"Yes."

"I thought they never sold. Why are they selling?"

"William Waldorf Astor died in England and a demand has been made on the Estate to pay inheritance taxes to both the U. S. and England."

"Is it good property?"

"Splendid—right on the edge of a densely populated district and built up all around except to the south."

"Is it property for me to buy; can I make any money?"

"It certainly is. These lots are not somewhere in the wilderness, but right in town and would have been built upon long ago if they could have been bought. They're at five subway stations and should be built up very quickly. Lots are very low now and bound to rise. These lots are sure to be sold very cheaply at a sale of this kind. You run no risk, you will always have good lots—you stand a splendid show to pick up some bargains and make some money. Besides, the terms are easy and it takes very little cash."

"I'm going to take sale. When is it?"

"June 14th at the Hotel Astor."

"Send me a booklet, old man, won't you?"

"Sure. Here's my station. So long!"

Send for booklet to

JOSEPH P. DAY, Inc. J. CLARENCE DAVIES, Inc.  
67 Liberty Street or 149th St. and 3rd Ave.  
51 East 42nd St.

**IF YOU HAVE A WIFE AND CHILDREN**  
Build a home for them in the most beautiful part of the East Bronx, on Long Island Sound, in the City of New York.

**WISSMANN ESTATE**  
East 177th Street and Long Island Sound  
Throgg's Neck, BRONX  
ABSOLUTE AUCTION

Saturday, June 3  
ON THE PREMISES—1 P. M.  
350 Waterfront LOTS  
SAND BEACH ON THE PROPERTY

70% On Mortgage. Lawyers' Title and Trust Co. Policies Free.  
VISIT THE PROPERTY  
Take Pullman Bus to Westchester Sq.—East Tremont Ave. car to Eastern Boulevard. Municipal bus to property or

67 Liberty Street  
New York City  
Telephone Cortlandt 0744  
Auctioneers  
101 West 42nd Street  
New York City

## ONE CODEFENDANT OF HETTRICK FREE

Conspiracy Indictment Against Louis Gebhardt Dismissed at Trial of Five.

Justice Claude B. Alverson in the Supreme Court yesterday dismissed an indictment of conspiracy for which Louis Gebhardt, representative of the steamfitters' union, has been on trial before him with John T. Hettrick, Charles G. Witherspoon, president of Baker, Smith & Co., Inc.; Martin McCue and John N. Imhoff. Motions for dismissal by these four were denied.

Witherspoon, the first witness